

City of Surrey

Environmental Advisory Committee Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
**WEDNESDAY, NOVEMBER 24,
2004**
Time: 7:00 p.m.

Present:

Dr. R.M. Strang - Chair
J. Grewal
H. Locke
D. Maher
B. Stilwell
R. Wetzel
Councillor Bose

Absent:

J. Lotzkar
Dr. F. Perello
S. VanKeulen

Staff Present:

C. Baron, Drainage & Environment Manager
R. Epp, City Landscape Architect
W. Whelen, Planning & Development
K. Miller, Legislative Services

Also Present:

K. Diakiw, The Leader
D. Riley

A. ADOPTION OF MINUTES

1. Environmental Advisory Committee - Minutes of October 20, 2004

It was Moved by R. Wetzel
Seconded by Councillor Bose
That the minutes of the Environmental Advisory committee meeting of
October 20, 2004 be amended to reflect that the last bullet on page 5 be amended to read, "*The consultant is fully qualified.*"; item J.1 be amended to delete *mall* and insert *centre*, and adopted.
Carried

B. DELEGATIONS

The agenda was varied.

3. Senior Planner: South Port Kells and Grandview Heights General Land Use Plans

W. Whelen provided an overview of the ongoing process underway for the Grandview Heights and South Port Kells areas. Planning exercises to prepare General Land Use Plans commenced approximately one year ago for both areas. General Land Use Plans must follow the general environmental policy directions as outline in Surrey's Official Community Plan (OCP) and once approved, a more detailed process for Neighbourhood Concept Plan (NCP) are identified. The NCP stage provides details relative to environmental preservation and enhancement, precise location of open space and servicing issues.

The consultants, Envirowest (Grandview Heights) and Phoenix Environmental (South Port Kells) have been engaged to conduct preliminary environmental studies to assist with identifying features of sensitivity appropriate to this first General Land Use Plan. The consultants will provide recommendations relative to wildlife and fish habitat management.

A number of policies will be drafted and will address such issues as watercourse protection, wildlife habitat preservation, wildlife corridors, stormwater impacts, etc.

It is expected that the proposed General Land Use Plans will be substantially complete in the Spring of 2005 and NCPs will follow subject to the adoption of a detailed terms of reference for each area by Council. More detailed environmental work undertaken at the NCP stage will be brought to the committee for comment.

There followed a general discussion relative to the following:

- Development east of 192 Street;

- Commercial / Residential ratio for developments;
- Suburban buffer abutting the ALR;
- Master plan completed in conjunction with the Township of Langley;
- Farming activities which are currently ongoing, which may impact developments;
- Research portion of the agricultural study was completed by the Holme Team, however the final stages of the work were conducted by staff;
- Watershed areas are intended to remain in their current state;
- Both areas have obtained input from Citizen Advisory Committees (CAC) which helps to mitigate the risk of over-development;
- Grandview Heights Corridor plans were developed with the assistance of a CAC, however were separate from the Grandview Heights General Land Use Plan;
- Greenways will be retained for pedestrian movement;
- Preliminary planning for Grandview Heights included all the infrastructure systems;
- Input from the community is differentiated between residents of the community and those who are real estate speculators;
- Hypothetically, should environmental impact studies indicate that sensitive areas should not be developed or the impacts too great, concerns would be addressed to the fullest extent possible;
- Impacted areas are being planned to include interfaces.

It was

Moved by R. Wetzel

Seconded by D. Maher

That the Environmental Advisory Committee receive the information relative to the South Port Kells and Grandview Heights General Land Use Plans.

Carried

2. **Tree Preservation By-law**

R. Epp, Landscape Architect, provided additional information to Corporate Report No. R270.

The following issues were discussed:

- The Brundtland Report alludes to a 12% area of a healthy city being protected from development, however the Chair stated that there is no scientific validity to that figure;
- Failure to enforce the existing tree preservation by-law. Staff stated that the number of trees removed in contravention of the By-law is low when compared to the number of trees removed with permit;
- The City's authority to manage trees on private property is provided through the Community Charter, however prohibits municipalities from using the by-law to prevent the owner from developing the property for the use, or to the density, allowed by the Zoning By-law;
- Imposing penalties based on the monetary value of the illegally removed tree is an option that could be considered;
- By-law enforcement should be apprised of the amendments to the Tree Preservation By-law;
- Councillor Bose described a development application recently brought forward to Council indicated which showed over 250 trees were impacted on the site and only thirty-seven were protected in order to facilitate transportation servicing. Fundamental concerns were not considered for the protection of trees through the control plan. Staff explained that the process is under review through zoning mechanisms;
- Rather than using the stem of a tree to determine its preservation merits, tree canopies should be measured;
- Areas outside of tree drip-lines should be protected;
- Riparian areas and areas which are sloped should contain citations to the relevant provincial and federal legislation;
- It was noted that Langley Township's population is one-quarter that of Surrey, with half the amount of parkland;

The committee was invited to submit to Planning, a list of changes they would like to see be made to the Tree Preservation By-law.

It was noted that public consultation will take place in the early part of 2005 and will be advertised appropriately. Councillor Bose suggested that at least one member of the EAC be given formal observer status.

It was
Moved by H. Locke
Seconded by B. Stilwell
That the Environmental Advisory Committee receive the information
relative to the Tree Preservation By-law.
Carried

1. Water Engineer: Surrey's Groundwater Strategy & Groundwater Exploration Program

This item will be forwarded to a future agenda.

The meeting recessed at 8:08 p.m. and reconvened at 8:29 p.m.

C. DISCUSSION OF DELEGATIONS

D. BUSINESS ARISING FROM THE MINUTES

E. NEW BUSINESS

F. ITEMS REFERRED BY COUNCIL

G. UPDATES

1. Water Quality Monitoring for Elgin Creek Estates

The committee reviewed correspondence of November 8, 2004 from Dr. J. Blair Wallace, P.Eng. It was noted that the report was not reviewed internally. The committee expressed concerns relative to the quality of the initial report. The report, however was a result of the committee's request for additional information on the area. The Certificate of Compliance (C of C) document supplied by the province, based on a wider array of information, is the legal document outlining the issues of the site remediation and impacts to neighbouring properties.

It was
Moved by B. Stilwell
Seconded by H. Locke
That the Environmental Advisory Committee receive the November 8,
2004 report as amended, from Dr. J. Blair Wallace, P.Eng.
Carried

H. CORRESPONDENCE

1. Schedule of Meetings - 2005

The committee is requested to ratify the proposed meeting schedule for 2005.

It was
Moved by R. Wetzel
Seconded by Councillor Bose
That the Environmental Advisory Committee approves the proposed
meeting schedule for 2005.

Carried

I. INFORMATION ITEMS

1. Fraser Basin Council Short Lists Nominees for 2004 Sustainability Awards

News Release, November 9, 2004

2. Council Resolutions – November 1, 2004

Memorandum of November 2, 2004 from Legislative Services.

3. Council Resolutions – November 15, 2004

Memorandum of November 18, 2004 from Legislative Services.

It was
Moved by Councillor Bose
Seconded by R. Wetzel
That the information items be received.
Carried

J. OTHER COMPETENT BUSINESS

1. Roads, Development and the Environment

Dr. Strang distributed the above, which was culled from three documents. Dr. Strang requested that the Administrative Assistant type the document and append it to the minutes for Council's review.

It was
Moved by H. Locke
Seconded by D. Maher
That the Administrative Assistant append the document entitled, "Some Thoughts on Roads, Development and the Environment" and to the minutes for Council's review.
Carried

K. NEXT MEETING

The next meeting of the Environmental Advisory Committee is tentatively scheduled for December 15, 2004 at 7:00 p.m. in the Executive Board Room.

L. ADJOURNMENT

The Environmental Advisory Committee adjourned at 8:55 p.m.

Margaret Jones, City Clerk

Dr. R.M. Strang, Chair
Surrey Environmental Advisory Committee